

**REDEVELOPMENT AGENCY AGENDA**  
**REDEVELOPMENT AGENCY MEETING OF: DECEMBER 1, 2004**

**- CALL TO ORDER**

**MINUTES:**

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 12:36 P.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, BROWN, WEEKLY, MACK, MONCRIEF, and WOLFSON

ALSO PRESENT: STEVE HOUCHENS, Acting Executive Director, BRADFORD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

**- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW**

**MINUTES:**

ANNOUNCEMENT MADE: Posted as follows:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 So. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(12:36)

3-1090

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: DECEMBER 1, 2004**

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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: SCOTT D. ADAMS**

☐ **CONSENT**    ☒ **DISCUSSION**

**SUBJECT:**

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF SEPTEMBER 15, 2004

**Fiscal Impact:**

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No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

**PURPOSE/BACKGROUND:**

**RECOMMENDATION:**

**BACKUP DOCUMENTATION:**

None

**MOTION:**

**REESE - APPROVED by Reference - UNANIMOUS**

**MINUTES:**

There was no discussion.

(12:36)

3-1098

**AGENDA SUMMARY PAGE**  
**REDEVELOPMENT AGENCY MEETING OF: DECEMBER 1, 2004**

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**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: SCOTT D. ADAMS**

☐ CONSENT ☒ DISCUSSION

**SUBJECT:**

REPORT AND POSSIBLE ACTION REGARDING REDEVELOPMENT AGENCY PROJECTS CURRENTLY UNDER CONTRACT OR IN NEGOTIATION - WARDS 1, 3 AND 5 (MONCRIEF, REESE AND WEEKLY)

**Fiscal Impact:**

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

**PURPOSE/BACKGROUND:**

To update the Redevelopment Agency Board on Redevelopment Agency projects currently under binding contracts with owners, developers, and consultants, or in negotiation, and to receive input from the Redevelopment Agency Board on the progress of projects as warranted.

**RECOMMENDATION:**

Accept report.

**BACKUP DOCUMENTATION:**

Submitted after meeting: hardcopy of scripted PowerPoint

**MOTION:**

**REESE - ACCEPTED the report - UNANIMOUS with GOODMAN abstaining on the Bulldog site**

**MINUTES:**

SCOTT ADAMS, Director, Office of Business Development, used a scripted PowerPoint presentation, a copy of which is made a part of these minutes, to give the Agency members an update on the status of various projects throughout the redevelopment area. He noted that there are a lot of projects proposed for downtown, but there seems to be a pattern emerging. There are approximately 1,500 units planned along the Las Vegas Boulevard and Fourth Street corridors. This clustering is very good, because it will create a neighborhood literally overnight.

MAYOR GOODMAN pointed out that LARRY HAUGSNESS, Director, Field Operations, informed him that the plans for the conversion of the historic Fifth Street School into a market place are moving along rapidly. MR. ADAMS added that staff followed up on some of the Mayor's suggested contacts, and staff is very optimistic that a small market will come to the location.

MAYOR GOODMAN asked if the idea of providing concierge service is unique to the City. MR. ADAMS replied that the project is unique to the City, and it will be a challenge to provide concierge services to the hundreds of businesses that will be moving in from other parts of the country. MAYOR GOODMAN said he hopes staff will provide the businesses with information about the types of residential that will be available in the downtown area and the 61 acres.

(12:36 - 12:48)

3-1104

**AGENDA SUMMARY PAGE**

**REDEVELOPMENT AGENCY MEETING OF: DECEMBER 1, 2004**

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE REDEVELOPMENT AGENCY. NO SUBJECT MAY BE ACTED UPON BY THE REDEVELOPMENT AGENCY UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

**MINUTES:**

JERRY MONTGOMERY NEAL, Secretary for the Marble Manor Resident Council, showed pictures of a unit in Marble Manor where a woman with four children lives. The unit ceiling is in desperate need of repairs because there are nails protruding, which are causing leaks. He has brought this issue to the Housing Authority, but it has not been addressed. But there is no reason for the leaks, because all the roofs were replaced two years ago.

Regarding the Bureau of Land Management, he stated that residents of West Las Vegas are aware that a take over of property in West Las Vegas is in the works. If the projects are taken, the residents are going to have to be relocated. If Marble Manor is not maintained, the City will condemn the property.

BEATRICE TURNER, West Las Vegas resident, countered the remarks of MR. NEAL, stating that the roofs at Marble Manor were replaced about three years ago, not two years ago. She then showed pictures, copies of which were not submitted, of the roofing materials the Housing Authority is storing improperly. Her godfather informed her that the materials should stand upright and not be laid flat, because it will get ruined. This is a waste of taxpayer dollars. She also showed pictures of the Vera Johnson property, located near Cashman Field, depicting the rundown fences on those homes. She urged the residents to call Code Enforcement, but no one has called, and the fences have been in a rundown state for about six months.

(12:48 - 12:54)

3-1520

THE MEETING ADJOURNED AT 12:54 P.M.

Respectfully submitted:

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GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK  
February 18, 2005

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Barbara Jo Ronemus, Secretary